

CHADDS FORD TOWNSHIP

PLANNING COMMISSION MINUTES

Wednesday, May 11, 2005

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, May 11, 2005. In attendance were Chairman William Taylor, Vice-Chairman Maurice Todd, Fred Reiter, Paul Vernon, and Gary Whelan. Kevin Matson of Kelly Engineers and Richard Jensen, our Building Inspector/Code Enforcement Officer, were also in attendance.

CALL TO ORDER

The meeting was called to order at 7:40 P.M.

PUBLIC COMMENT

There was no public comment.

MINUTES

The Planning Commission motioned and approved (Vernon/Whelan) the Minutes of the April 13, 2005 meeting.

PAINTERS CROSSING THREE – Endo (Henderson)

Representing this Applicant were Donald T. Petrosa, Esquire, of Petrikin, Wellman, Damico, Brown & Petrosa, and Jeff Nagorney (Vollmer Associates). A three-story, 48,600 square foot (16,200 square foot footprint) building is proposed for this 4.3 acre site with access off Endo Boulevard, a private road off Brandywine Drive. This plan shows 51-1/2% impervious coverage of a maximum allowable of 65% and building coverage is 8.6% of a maximum of 25%. The required 195 parking spaces have been provided and shown on this plan as well as sidewalks, a loading area and a trash enclosure at the rear of the property. There will be two underground retention systems for recharge of water on the site.

Mr. Jensen stated that the Endo properties and the adjacent church property will need to provide an additional access for emergencies. An additional fire hydrant will also be required for this property.

Most of the discussion centered around wetlands and storm water on this

site.

These plans will be revised to address Kelly Engineers' comments and resubmitted.

MARSHALL ESTATES (Dickinson)

Scott Dickinson briefly outlined the details of the proposed development of this property owned by William D. Teate, Jr. This 5.7 acre site, with two existing dwellings, will be divided into five lots. The existing driveway will remain; one driveway will be moved; and a third driveway onto Marshall Road will be added. They have approached Springhill Farms relative to sewer service and are awaiting response from their attorney. The property will be serviced by public water.

Planning Commission Minutes

Page 2

May 11, 2005

Mr. Matson expressed concern about the location of the shared driveway and the accuracy of the topographic information on this plan. Mr. Dickinson explained that the proposed grading for this site may even improve site distances. Mr. Dickinson will mark the site in order for Mr. Matson and Mr. Jensen to look at these distances.

This plan will be revised and resubmitted.

CHADDS FORD INN (Grace)

No representative attended the meeting to present this plan. No review was conducted.

DICKINSON/FARRELL (Lot line change)

Scott Dickinson detailed the purpose of this plan was to correct a driveway, shared by Mr. Dickinson and his sister, that was not ten feet from the property line.

Kevin Matson advised that all engineering comments have been resolved with the exception of our SEO signing off on the non-building declaration for DEP. The Planning Commission (Whalen/Vernon) recommended that the Board of Supervisors approve this plan pending completion of documentation for DEP.

Mr. Jensen reminded Mr. Dickinson to provide plans that have been signed and notarized by the property owners for signature by the Board of Supervisors.

NOISE ORDINANCE

A discussion of revisions to our noise ordinance continued.

ADJOURNMENT

Upon a motion (Reiter/Vernon) the meeting was adjourned at 9:50 P.M.

Gail G. Force, Secretary